104.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,200 / 780,200
					USE VALUE:	780,200 / 780,200
					ASSESSED:	780,200 / 780,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITTLE ROBERT L & JANET A
Owner 2:	TRS/ WHITTLE FAMILY REVOCABLE
Owner 3:	TRUST
Street 1:	52 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITTLE ROBERT L-JANET A -
Owner 2:	-
Street 1:	52 LONGMEADOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,020 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2148 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9020.000	295,300	1,500	483,400	780,200
Total Card	0.207	295,300	1,500	483,400	780,200
Total Parcel	0.207	295,300	1,500	483,400	780,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.22 | /Parcel: 363.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 66948
GIS Ref:
GIS Ref:
Insp Date: 09/13/18

!8271!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,300	1500	9,020.	483,400	780,200	780,200	Year End Roll	12/18/2019
2019	101	FV	235,200	1600	9,020.	483,400	720,200	720,200	Year End Roll	1/3/2019
2018	101	FV	235,200	1600	9,020.	414,400	651,200	651,200	Year End Roll	12/20/2017
2017	101	FV	235,200	1600	9,020.	386,700	623,500	623,500	Year End Roll	1/3/2017
2016	101	FV	235,200	1600	9,020.	331,500	568,300	568,300	Year End	1/4/2016
2015	101	FV	220,600	1600	9,020.	297,000	519,200	519,200	Year End Roll	12/11/2014
2014	101	FV	220,600	1600	9,020.	274,900	497,100	497,100	Year End Roll	12/16/2013
2013	101	FV	220,600	1600	9,020.	262,100	484,300	484,300		12/13/2012

PRINT

Date	Time
12/10/20	22:51:03

LAST REV

Date	Time
09/17/19	08:27:57
mmcmakin	
8271	

USER DEFINED

Prior Id # 1:	66948
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITTLE ROBERT	1547-116	1	8/2/2019	Convenience	1	No	No		
	980-194		3/1/1984		110,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2011	440	Manual	3,690					REFACE/REBUILD STE
3/11/2004	154	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
6/3/2009	Meas/Inspect	189	PATRIOT
2/16/2005	Permit Visit	BR	B Rossignol
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9020		Sq. Ft.	Site		0	70.	0.77	4									483,419						483,400	

Total AC/HA: 0.20707 | Total SF/SM: 9020 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,419 | Spl Credit | Total: 483,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25344825
Const Adj.:	0.99989998
Adj $ / SQ:	131.599
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362735
Depreciation:	67469
Depreciated Total:	295266

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

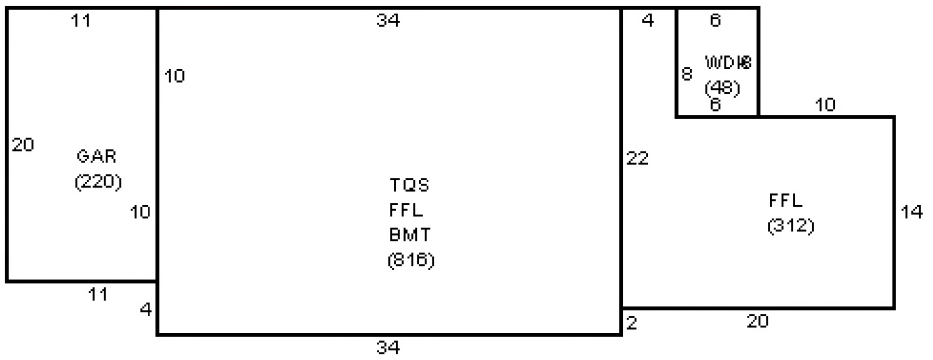
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.60
Special Features:	0	Val/Su Net:	104.57
Final Total:	295300	Val/Su SzAd	169.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	131.600	148,444
BMT	Basement	816	52.310	42,685
TQS	3/4 Story	612	131.600	80,539
GAR	Garage	220	26.360	5,799
WDK	Deck	48	16.000	768
	Net Sketched Area:	2,824	Total:	278,235
Size Ad	1740	Gross Are	3028	FinArea 2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X10	A	AV	1990	12.25	T	23.2	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500